

**Board of Assessors**  
**(Town Hall, Room #115, 508-660-7315)**

Assessors: John R. Fisher – Chairman, Edward F. O’Neil – Clerk, Robert L. Bushway – Member,  
Director of Assessing, Dennis Flis and Professional Staff

**Function of the Assessors Office:**

The main priority of the office is to provide fair and equitable valuations for the purpose of taxation. The Town currently values all real and personal property. Assessors have a responsibility for the Motor vehicle excise tax bills originated by the State Registry of Motor Vehicles. The Registry updates bills to reflect recent change and then pass the bills on to the Town for distribution. Assessors grant abatements and answer questions regarding excise tax bills. The Assessors also do not determine property taxes. The Municipality itself determines the level of taxation and services provided through the Town Meeting process.

**Exemptions:**

Massachusetts General Laws allows certain taxpayers’ exemptions from all or a portion of their property tax bills. These exemptions are allowed to those who qualified under State Law, primarily from among the elderly; disable veterans, the blind, widows and widowers, and minor children of deceased parents. In order to receive an exemption, you must apply at the Assessors Office. At the 2019 Spring Town Meeting, Property Tax Exemptions were increased by 100% over the State Exemptions. In FY 2020, a total 239 property tax exemptions were granted for a total of \$344,434. State reimbursement of \$133,493

**Additional Information:**

The Board of Assessors completed the State Mandated Revaluation Program of values for FY 2021. Residential values increased slightly from the previous year. During this period, the average single-family home assessment increased by approximately 4.56%, from \$531,918 to \$556,170. The percentage share of valuation for the Town is now 87.17% residential and 12.83% for Commercial, Industrial & Personal Properties. The average single-family home real estate taxes increased by 3.52% or \$281 over the previous year. The minimum fair cash value of \$10,000 for Personal Property Accounts to be taxable was adopted at the 2015 Spring Town Meeting.

Average single-family home assessment is \$556,170 in FY 2021.

Average single-family tax bill is \$8,254 in FY 2021.

Average single-family tax bill increased by 3.52% or \$281 over FY 2020.

Average Commercial Property assessment was \$1,161,510 in FY 2021.

Average Commercial Property tax bill was \$22,905 in FY 2021.

Average Industrial Property assessment was \$847,700 in FY 2021.

Average Industrial Property tax bill was \$16,717 in FY 2021.

Property Taxes raised \$79,315,129 in revenue for FY 2021.

Approximately 27,000 Motor vehicle excise bills were issued in 2020.

Motor vehicle excise raised \$4,180,291 in FY 2020.

Property Taxes & Motor Vehicle Excise will account for 71% of the Town’s Total Revenue in FY 21.

Total projected receipts from all sources of revenue for the Town in FY 2021 are \$116,628,661.

40 Property Abatement Applications were filed in FY 2020, out of 9,400 that were eligible to file.

FY 2021 Tax Rate: Residential Class.....\$14.84

FY 2021 Tax Rate: Commercial, Industrial, Personal.....\$19.72

## ASSESSMENT & CLASSIFICATION REPORT FY 2021

Property Type	Accounts	Assessments
Single Families	6,598	\$3,669,592,700
Two Families	199	\$94,052,900
Three Families	39	\$21,016,300
Apartments	43	\$169,617,500
Condominiums	1,234	\$435,547,500
Misc. Residential	31	\$23,174,200
Res. Vacant Land	408	\$27,238,900
Commercial	244	\$283,409,400
Industrial	228	\$198,705,800
Chapter Lands	38	\$1,519,700
Mixed Use Properties	58	\$51,934,000
Personal Property	285	\$152,498,960
Real & Personal Properties	9,312	\$5,128,307,660
Exempt Properties	553	\$486,049,400